



# CPA 2007-M-05

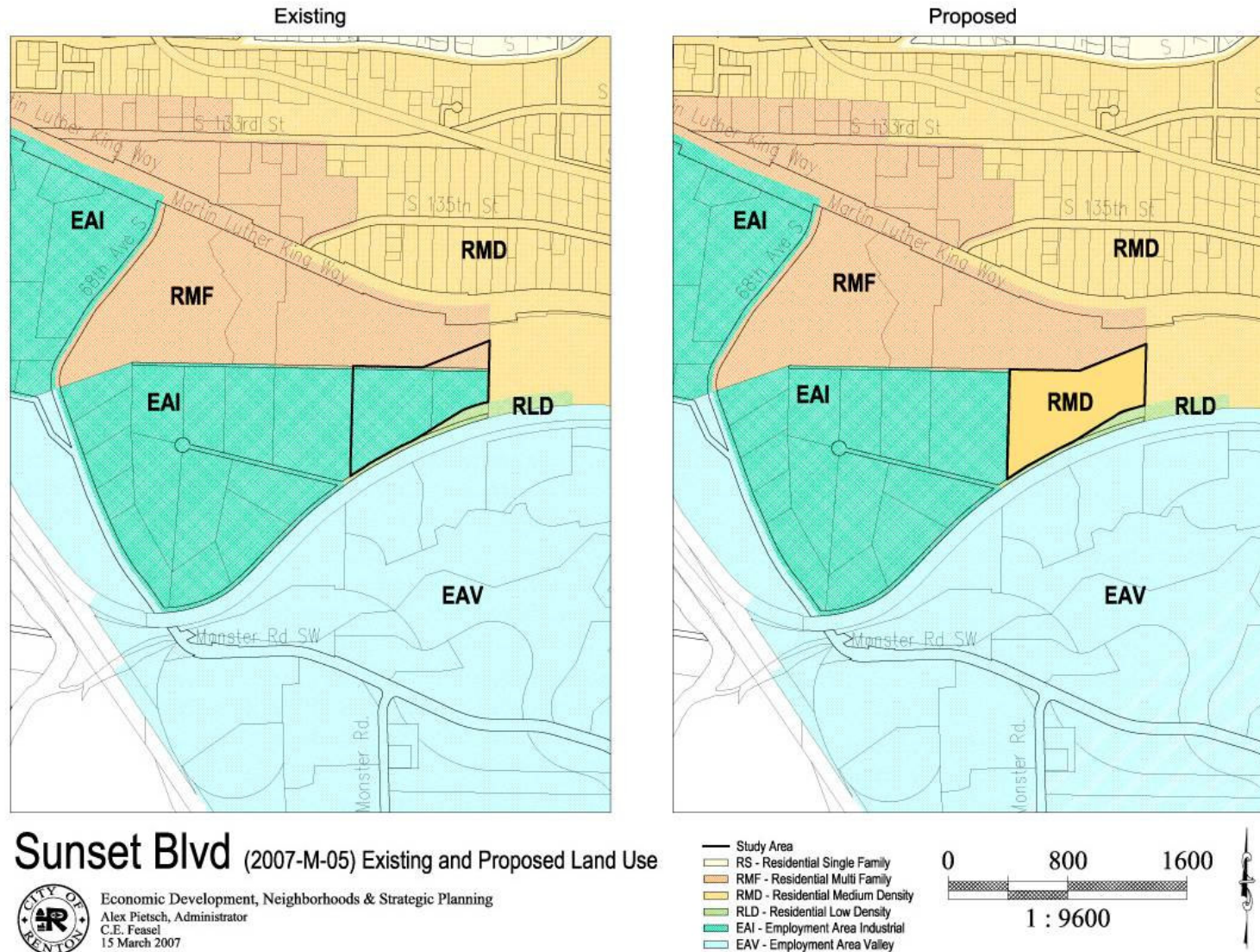
# Sunset Boulevard Rezone

Planning Commission  
Briefing

March 21, 2007

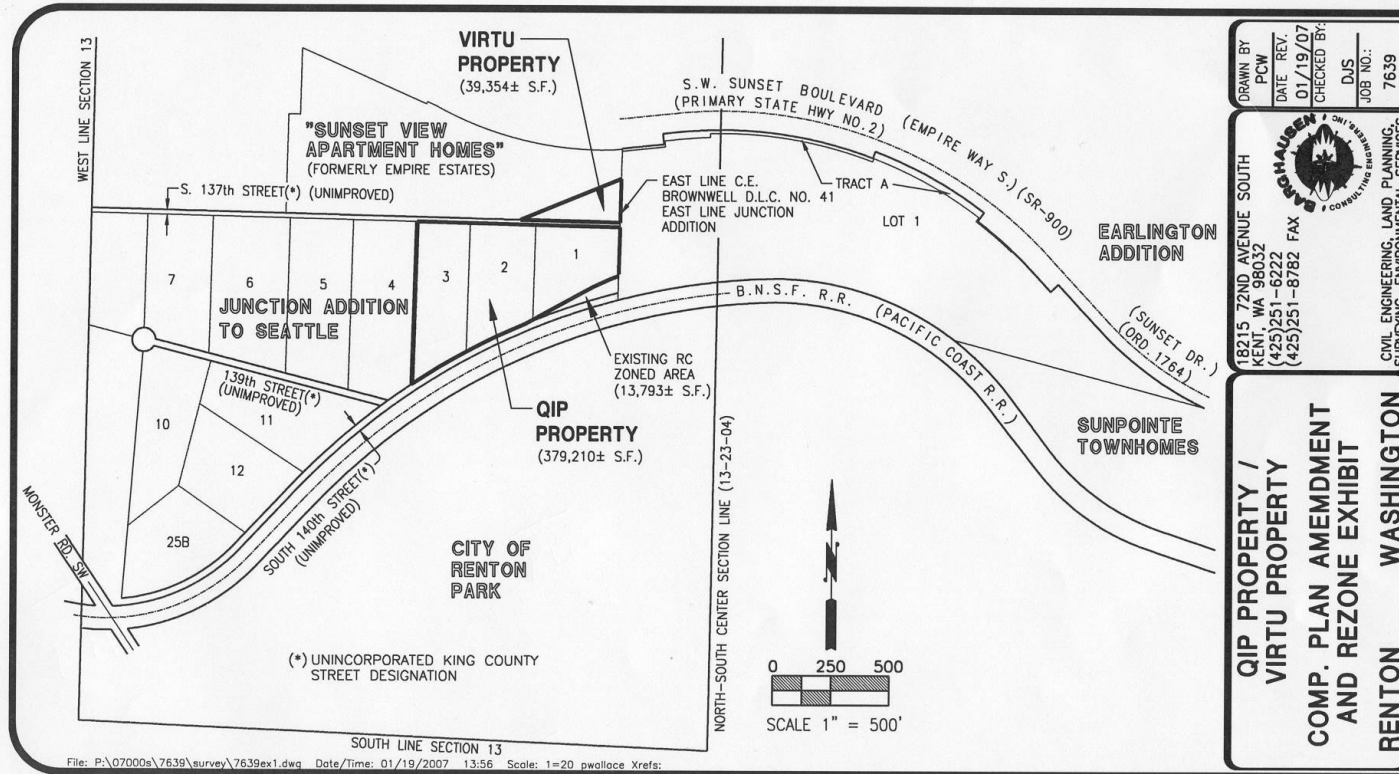
# The Request

Rezone  
9.61  
acres  
to RMD  
land  
use  
and  
R-10  
zoning  
to build  
55-60  
homes

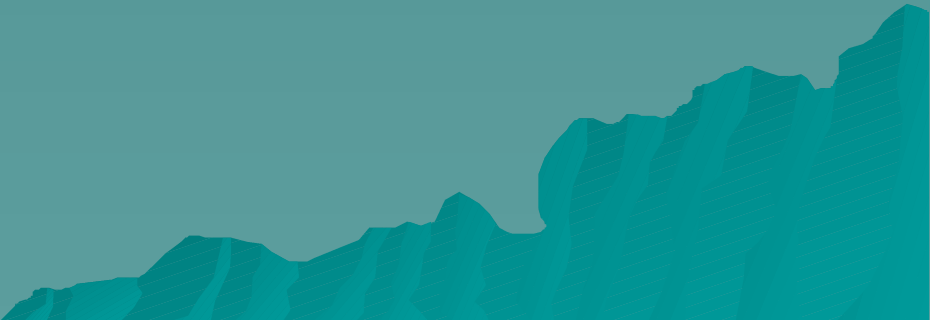




# Rezone Site



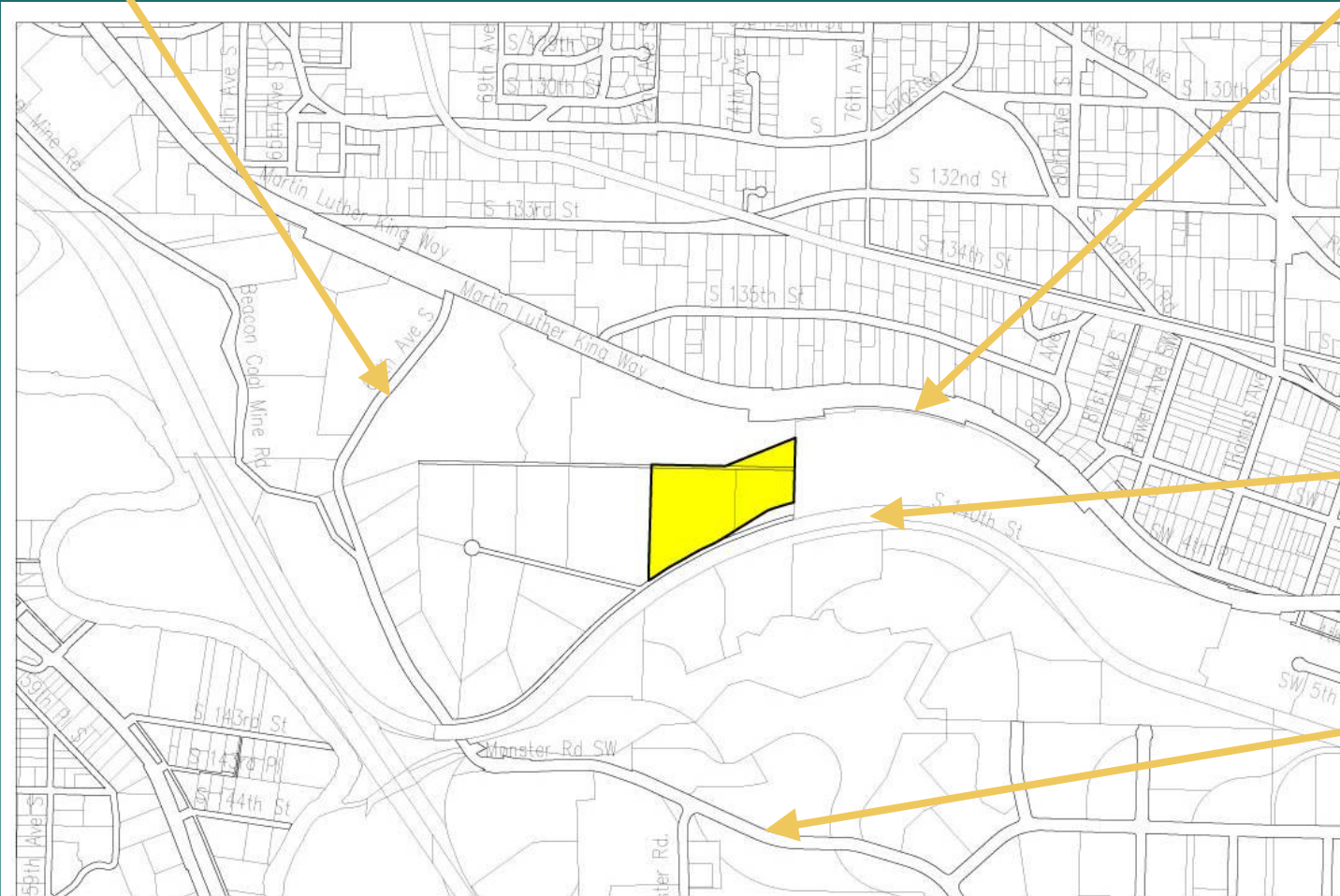
# Request and Justification

- ◆ Residential use is preferred over existing storage and materials recycling use
  - ◆ Proposed use would supplement the City's tax base
  - ◆ Residential use is logical and consistent with nearby multi-family and single-family residential uses
  - ◆ Topography creates a natural boundary between residential and industrial areas
  - ◆ Comprehensive Plan policies support medium density residential use
- 
- A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, partially overlapping the bottom edge of the text area.

# Location

68<sup>th</sup> Ave S

Martin Luther King Way/  
Sunset Boulevard



S 140<sup>th</sup>  
Street  
and  
BNSF  
Tracks

Monster  
Road  
SW

Sunset Blvd (2007-M-05) Vicinity Map



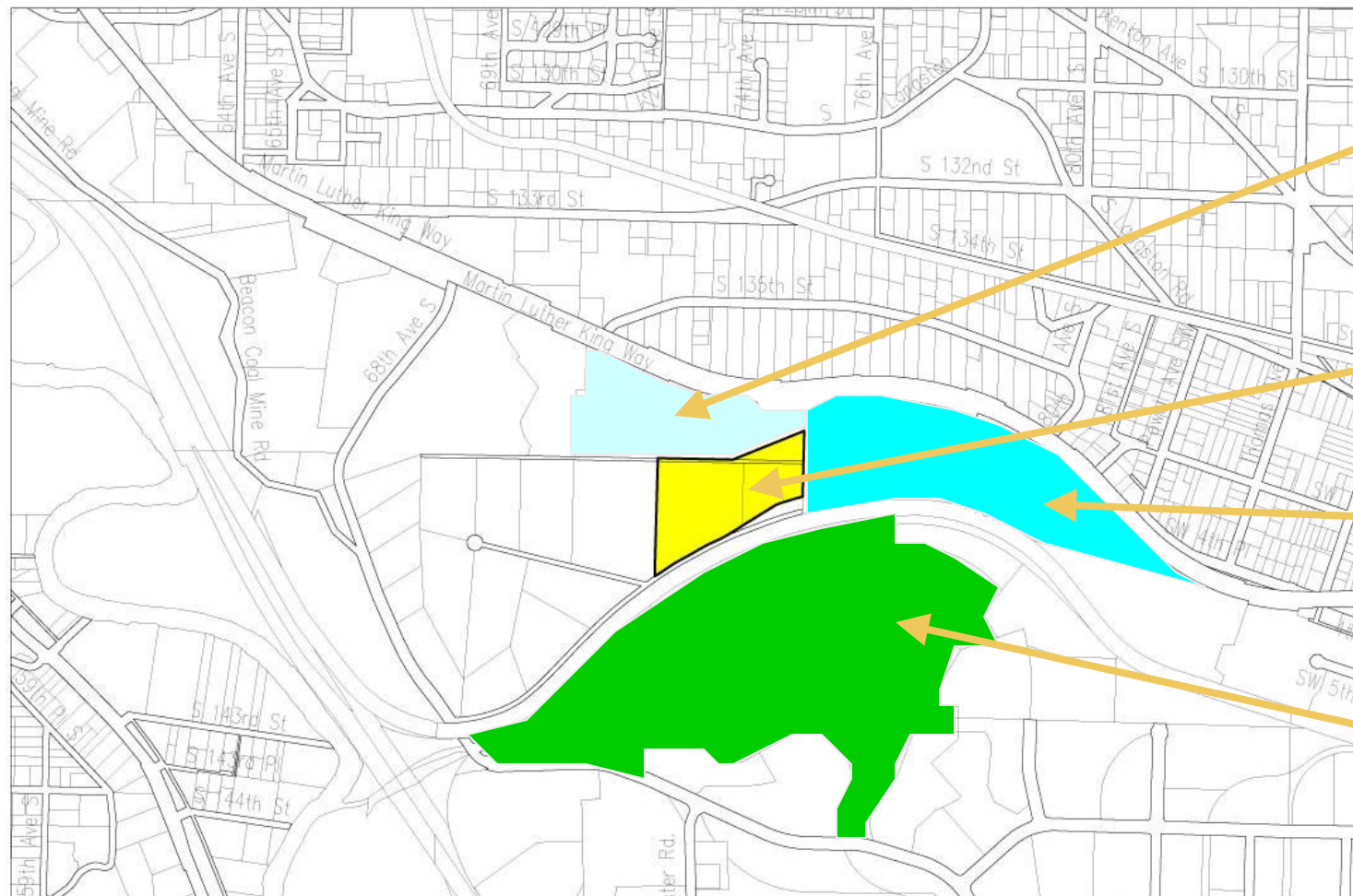
Economic Development, Neighborhoods & Strategic Planning  
Alex Pietsch, Administrator  
C.E. Feasel  
15 March 2007

— Study Area

0 800 1600  
1 : 9600



# Location



Sunset  
View  
Apts.

Site

Sunset  
Bluff

Black  
River  
Riparian  
Forest

Sunset Blvd (2007-M-05) Vicinity Map

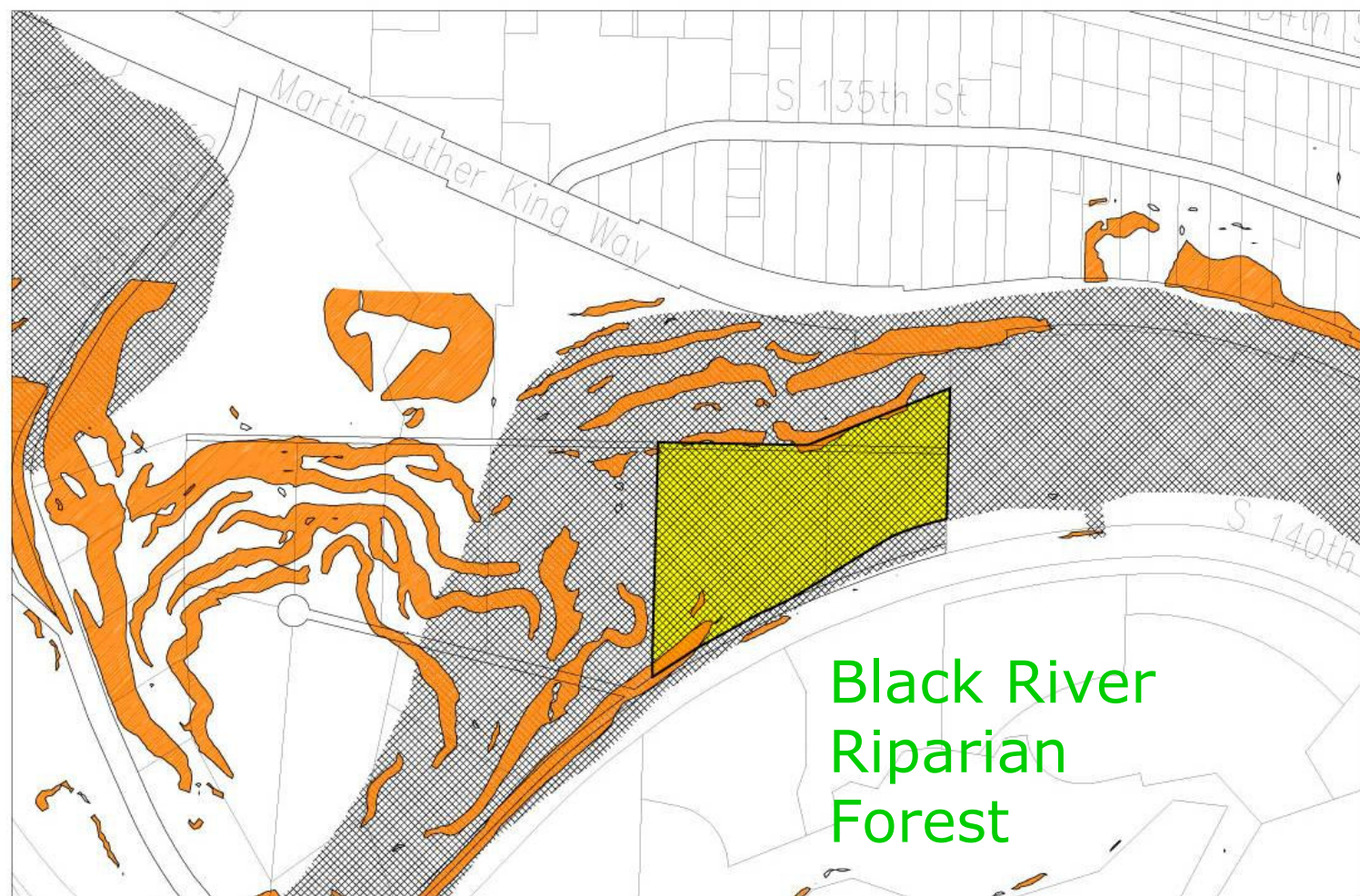


Economic Development, Neighborhoods & Strategic Planning  
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Study Area

0 800 1600  
1 : 9600

# Critical Areas



Sunset Blvd (2007-M-05) Sensitive Areas



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Alex Pietsch, Administrator  
C.E. Feasel  
15 March 2007

— Study Area  
— > 40% Slope  
— Landslide Hazard Area

0 400 800  
1 : 4800





# Topography



**Sunset Blvd** (2007-M-05) Topography Map



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C.E. Feasel  
15 March 2007

— Study Area  
— 1m Interval Contour

0 400 800  
1 : 4800




# Off-site Wetlands

- ◆ Wetlands are located in the Black River Riparian Forest, more than 200 feet away from site (and separated by a 50 foot slope)
- ◆ A small wetland is located on the Sunset Bluff property, about 110 feet from the site
- ◆ There are no known wetlands, or wetland buffers on the proposed rezone site



# Off-site Wildlife Habitat

- ◆ There is a large Heron Colony in the Black River Riparian Forest, approximately 800 feet from the site (and separated by a 50 foot slope)
  - ◆ Applicant has submitted a Great Blue Heron Assessment which says that residential development would result in less disturbance to the Herons than industrial development
  - ◆ There is an established Eagle Nest in the area
  - ◆ WDFW will provide comments and recommendations for the next briefing
- 
- A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, partially overlapping the bottom edge of the text area.



# Comprehensive Plan Policies- Multi-Family

- ◆ RMF Objectives include LU-JJ, LU-KK, and LU-LL
- ◆ The Virtu Parcel as a whole complies with these objectives without a rezone
- ◆ Coordinated redevelopment is the only reason to review this land
- ◆ If the QIP piece is to be zoned for residential, then the Virtu piece should also be considered
- ◆ If the QIP piece stays industrial, the Virtu piece should not be considered for rezone because it currently acts a buffer between the residential and industrial zones.

# Comprehensive Plan Policies- Industrial Land

- ◆ Objective ED-C says the City should sustain it's industrial base
- ◆ Land Use goals include providing adequate Employment Areas to accommodate economic growth and a strong employment base
- ◆ Objective LU-C states the City needs adequate capacity for housing and job growth
- ◆ Objective LU-ZZZ stresses the importance of coordinating future land use in and around industrial areas to prevent future incompatibility

# Comprehensive Plan Policies- Residential Policies

- ◆ Objective LU-BB calls for high quality residential growth using multiple strategies
- ◆ Objective LU-GG directs the RMD designation to places where access, topography, and adjacent land uses allow for a mix of single-family and multi-family types supported by urban services
- ◆ Objectives LU-GG and LU-HH identify the RMD designation as an opportunity for diverse housing types, expansion of the street grid, and neighborhood organization around public amenities



# Comprehensive Plan Policies- Questions for Consideration

- ◆ Is residential development the highest and best use for this property?
- ◆ Does the City of Renton have an adequate supply of industrial land?
- ◆ Does the City of Renton have an adequate supply of residential land?
- ◆ Would residential development be compatible with surrounding uses?
- ◆ Is there any difference between residential and industrial land use on the neighboring wildlife habitat?



# Next Steps

- ◆ May 2- Staff will bring this issue back to you with a recommendation for further discussion
- ◆ July 11- tentative date for scheduled public hearing on all CPAs before the Planning Commission
- ◆ July 18- tentative date for scheduled Planning Commission deliberations on all CPAs
- ◆ August- tentative time for Council review of all CPAs

